013.A	0011	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	718,500 / 718,500
					USE VALUE:	718,500 / 718,500
					ASSESSED:	718,500 / 718,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		MOTT ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	QUINTON ANDREW JOSEPH
Owner 2:	GREENLAW-QUINTON SARAH ANNE
Owner 3:	
Street 1:	2 MOTT ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VAKANI PARUL & BRENNE CHRIS/TR -
Owner 2:	PARUL V VAKANI LIVING TRUST -
Street 1:	2 MOTT ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1928, having primarily Vinyl Exterior and 1944 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	715,400	3,100		718,500
Total Card	0.000	715,400	3,100		718,500
Total Parcel	0.000	715,400	3,100		718,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.60 | /Parcel: 369.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

313117

GIS Ref

GIS Ref

Insp Date

07/26/18

!15864!

PREVIOUS ASSESSMENT

Parcel ID 013.A-0011-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	810,600	3100	.		813,700	813,700	Year End Roll	12/18/2019
2019	102	FV	702,600	3100	.		705,700	705,700	Year End Roll	1/3/2019
2018	102	FV	622,600	3100	.		625,700	625,700	Year End Roll	12/20/2017
2017	102	FV	568,600	3100	.		571,700	571,700	Year End Roll	1/3/2017
2016	102	FV	531,500	3100	.		534,600	534,600	Year End	1/4/2016
2015	102	FV	479,200	3100	.		482,300	482,300	Year End Roll	12/11/2014
2014	102	FV	457,900	3100	.		461,000	461,000	Year End Roll	12/16/2013
2013	102	FV	449,100	3100	.		452,200	452,200		12/13/2012

PRINT

Date	Time
12/11/20	05:32:13

LAST REV

Date	Time
04/24/20	10:28:50

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15864

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VAKANI PARUL &	154-17	2	4/26/2019		725,000	No	No		
VAKANI PARUL &	143-73		12/30/2016	Convenience	1	No	No		
XUZ LLC,	118-32		9/2/2011		456,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/24/2019	SQ Returned	JO	Jenny O
7/26/2018	Measured	DGM	D Mann
9/18/2013	Info Fm Plan	BR	B Rossignol
1/25/2012	NEW CONDO	BR	B Rossignol
12/1/2011	MLS	EMK	Ellen K

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	10981
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8240																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	44.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.19012344
Const Adj.:	0.89091086
Adj $ / SQ:	312.787
Other Features:	86682
Grade Factor:	1.10
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	878846
Depreciation:	163465
Depreciated Total:	715380

COMMENTS

GLA=1944 SFT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	2	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	395.68
Special Features:	0	Val/Su Net:	368.00
Final Total:	715400	Val/Su SzAd	368.00

SKETCH

UnSketched SubAreas:
GLA: 1944,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,944	312.790	608,057

Net Sketched Area:	1,944		Total:	608,057	
Size Ad	1944	Gross Are	1944	FinArea	1944

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.A-0011-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X10	A	AV	1928	28.89	T	40	102			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:	Total: 3,100

IMAGE

AssessPro Patriot Properties, Inc